

# Your Home Sold Guaranteed Realty Submission Guidelines

***\*In order to quickly process your buyer's offer we have put together guidelines to help avoid any delays.  
We appreciate your cooperation.\****

- Listing Broker will NOT hold EMD
- Download Disclosure / Lead from Bright MLS
- All offers must be emailed to [OFFERS@VINNYSTEO.COM](mailto:OFFERS@VINNYSTEO.COM)
- All offers submitted after 4 pm on Friday please CC agent listed in MLS Agent Comments

CHECKLIST	
<input type="checkbox"/>	Earnest Money Deposit
<input type="checkbox"/>	Pre-Approval for Purchase Price or Proof of Funds for Cash offer
<input type="checkbox"/>	Proof of Funds for Down Payment
<input type="checkbox"/>	State Contract with Page 11 completed correctly: Listing Agent – Vinny Steo – License #6478, MLS ID 3342194 Listing Broker – Vinny Steo – License #6478, MLS ID 3342194 Address: Your Home Sold Guaranteed Realty - 2107 Laurel Bush Rd #104, Bel Air, MD 21015
<input type="checkbox"/>	Home Inspection Addendum
<input type="checkbox"/>	Well / Septic Addendum (if applicable)
<input type="checkbox"/>	General Addendum to Contract of Sale
<input type="checkbox"/>	Financing Addendum (Conventional / FHA / VA / USDA)
<input type="checkbox"/>	Notice to Buyer and Seller of Buyer's Rights
<input type="checkbox"/>	Seller Contribution Addendum on standard MAR form (if applicable)
<input type="checkbox"/>	City / County Addendum (if applicable)
<input type="checkbox"/>	Lead Paint
<input type="checkbox"/>	Escrow Agreement (if applicable)
<input type="checkbox"/>	Seller's Disclosures
<input type="checkbox"/>	Understanding Whom Real Estate Agent Represent – Buyer Agent Version
<input type="checkbox"/>	LLC Operating Agreement showing signing authority (if applicable)

Any questions call Tom – 443-877-4112 or [info@vinnysteo.com](mailto:info@vinnysteo.com)

**Thank you for submitting your offer.  
We will respond to you once we have an opportunity to contact our seller.**

VACANT LAND ADDENDUM TO LISTING CONTRACT

VLA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 BROKER (Company) Youm Home Sold Guaranteed Realty
2 LICENSEE(S) Vinny Steo
3 SELLER Joe + Pam Scheuchenzuber
4 PROPERTY 326 Greenwood Rd 17362
5 DATE OF LISTING CONTRACT 3-7-24

1. ADDITIONAL PROPERTY INFORMATION

A. Seller represents that the following utility connections are available and located as follows (list name of service provider):
Electric Location/Provider
Gas Location/Provider All Stubbed in.
Telephone Location/Provider
Water Type: Public On-site (well) Community Other
Sewer Type: Public On-site septic Community Other
Has an on-site system been approved? Yes No Has a percolation test been performed? Yes No
If yes, was the percolation rate approved? Yes No Are plans for septic design available? Yes No
Other

B. If applicable, is the subdivision complete? Yes No If yes, are plans available? Yes No

2. ADDITIONAL DUTIES OF SELLER

A. Within days of the Starting Date of the Listing Contract, Seller will provide to Broker copies of inspection reports, environmental surveys, available title reports, boundary surveys, and existing notes and mortgages that may continue to affect the Property after settlement.
B. Seller will not permit any real estate signs, other than those belonging to Broker, to be placed on the Property during the term of the Listing Contract.

3. LAND USE RESTRICTIONS OTHER THAN ZONING

A. If checked below, the Property, or a portion of it, is preferentially assessed for tax purposes or has limited developments rights under the following Act(s):
Agricultural Area Security Law - Act 43 of 1981, 3 P.S. §901 et seq. (Development Rights)
Farmland and Forest Land Assessment Act - Act 319 of 1974, 72 P.S. §5490.1 et seq. (Clean and Green Program)
Open Space Act - Act 515 of 1965, 16 P.S. §11941 et seq. (an Act enabling certain counties of the Commonwealth to covenant with land owners for preservation of land in farm, forest, water supply, or open space uses)
Conservation Reserve (Enhancement) Program - 16 U.S.C. §3831 et seq. (Development Restrictions)
Other
B. Seller is aware that the buyer of the Property will need to determine the tax implications that will or may result from the sale of the Property to the buyer or that may result in the future as a result in any change in use of the Property.
C. If Property is enrolled in the Clean and Green Program, Seller must submit notice of the sale and any proposed changes in the use of Seller's remaining enrolled Property to the County Assessor 30 days before the transfer of title to the buyer.

4. ADDITIONAL DISCLOSURES

In addition to disclosures listed on a separate disclosure statement, Seller has knowledge of the following conditions affecting the Property:
Contamination by one or more substances that requires remediation;
The presence of wetlands, flood plains, or any other environmentally sensitive areas, whose development is limited or prevented by law;
The presence of one or more substances whose removal or disposal is subject to any law or regulation;
Violations of any law or regulation caused by the handling or disposing of any material waste or the discharge of any material into the soil, air, surface water, or ground water;
The presence of underground fuel or liquid storage tanks.
Explain any items checked above:

All other terms and conditions of the Listing Contract remain unchanged and in full force and effect.

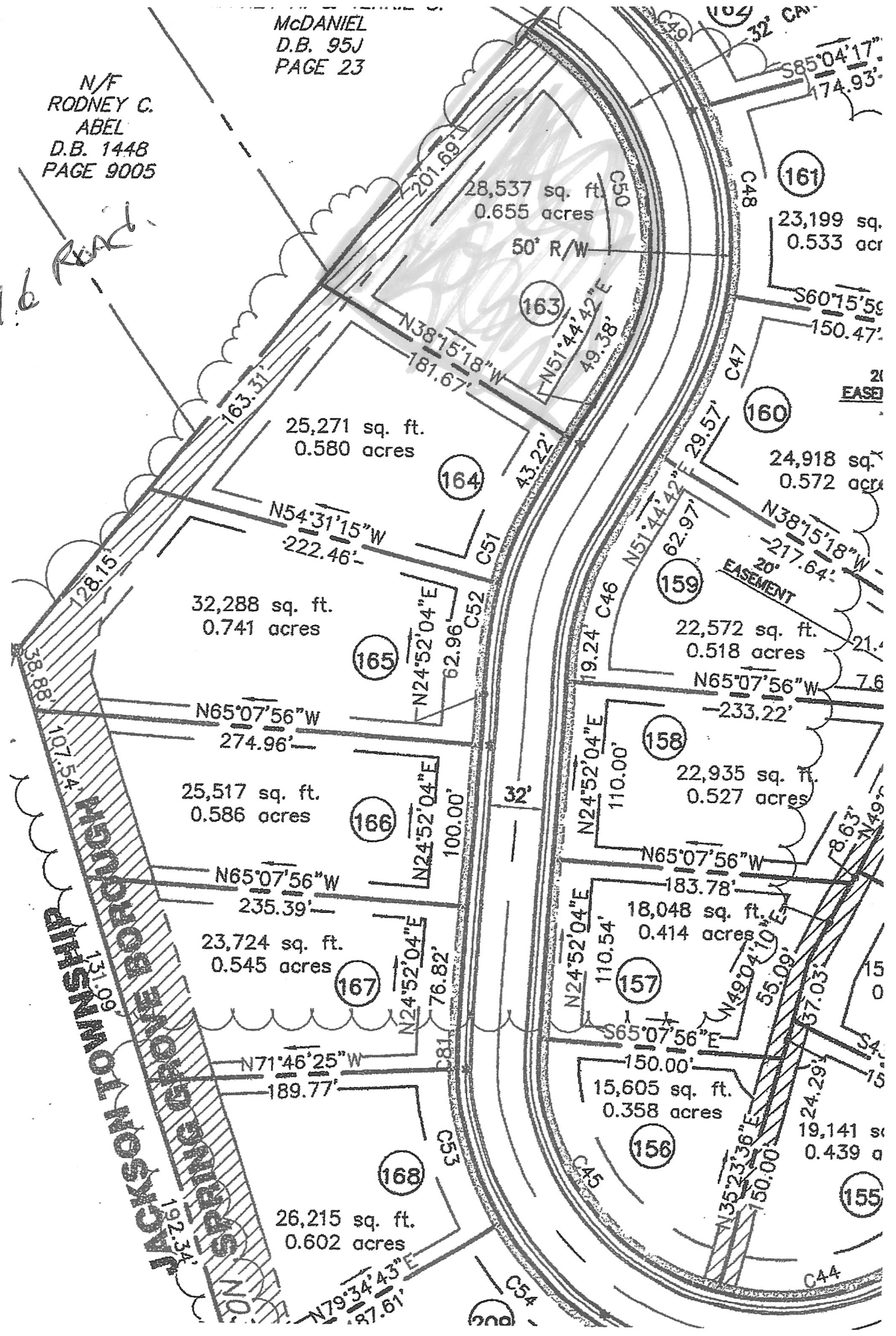
SELLER [Signature] DATE 3/7/24
SELLER [Signature] DATE 3/7/24
SELLER DATE

BROKER (Company Name) YHSR
ACCEPTED BY [Signature] DATE 3-7-24

N/F  
RODNEY C.  
ABEL  
D.B. 1448  
PAGE 9005

McDANIEL  
D.B. 95J  
PAGE 23

326  
Greenfield Rd

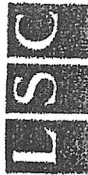


- Lot 155: 19,141 sq. ft. 0.439 acres
- Lot 156: 15,605 sq. ft. 0.358 acres
- Lot 157: 18,048 sq. ft. 0.414 acres
- Lot 158: 22,935 sq. ft. 0.527 acres
- Lot 159: 22,572 sq. ft. 0.518 acres
- Lot 160: 24,918 sq. ft. 0.572 acres
- Lot 161: 23,199 sq. ft. 0.533 acres
- Lot 162: 28,537 sq. ft. 0.655 acres
- Lot 163: 25,271 sq. ft. 0.580 acres
- Lot 164: 32,288 sq. ft. 0.741 acres
- Lot 165: 25,517 sq. ft. 0.586 acres
- Lot 166: 23,724 sq. ft. 0.545 acres
- Lot 167: 26,215 sq. ft. 0.602 acres
- Lot 168: 26,215 sq. ft. 0.602 acres

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	89.03	501.60	S07°34'40"E	88.92
C2	125.68	501.60	S04°41'07"W	125.35
C3	132.37	501.60	S19°25'23"W	131.98
C4	116.76	501.60	S33°39'05"W	116.50
C5	10.60	593.77	N25°18'40"W	10.60
C6	155.94	501.44	S52°08'46"W	155.31
C7	14.42	9.00	N73°01'58"W	12.93
C8	144.34	433.97	N14°23'05"W	143.68
C9	89.47	433.97	N01°03'00"E	89.32
C10	34.22	335.54	S04°02'04"W	34.21
C11	100.00	335.54	S07°25'31"E	99.63
C12	100.00	335.54	S24°30'03"E	99.63
C13	100.00	335.54	S41°34'35"E	99.63
C14	100.00	335.54	S58°39'07"E	99.63
C15	100.00	335.54	S75°43'38"E	99.63
C16	100.00	335.54	N87°11'50"E	99.63
C17	43.13	225.00	N73°10'04"E	43.06
C18	14.79	9.00	N65°13'54"W	13.18
C19	110.00	475.00	N07°28'24"E	109.75
C20	157.34	475.00	N08°39'01"W	156.62
C21	40.00	475.00	N16°31'12"E	39.99
C22	100.00	525.00	N12°48'20"E	99.85
C23	100.00	525.00	N01°53'31"E	99.85
C24	100.00	525.00	N09°01'17"W	99.85
C25	94.57	525.00	N19°38'20"W	94.45
C26	73.01	643.77	N28°02'55"W	72.97
C27	100.00	643.77	N35°44'51"W	99.90
C28	20.16	643.77	N41°05'40"W	20.16
C29	79.84	240.98	N51°28'58"W	79.48
C30	120.02	241.45	N75°13'40"W	118.79
C31	100.00	551.44	S85°58'17"W	99.86
C32	100.00	551.44	S75°34'52"W	99.86
C33	100.00	551.44	S65°11'27"W	99.86
C34	100.00	551.44	S54°48'02"W	99.86
C35	89.37	551.44	S44°57'46"W	89.27
C37	100.00	551.60	S34°01'19"W	99.86
C38	100.00	551.60	S23°38'05"W	99.86
C39	100.00	551.60	S13°14'50"W	99.86
C40	98.06	551.60	S02°57'39"W	97.93
C41	13.06	9.00	N39°27'02"E	11.95
C42	37.69	200.00	S75°38'01"W	37.64
C43	83.17	200.00	S58°19'16"W	82.57
C44	206.78	150.00	N85°54'02"E	190.79
C45	208.06	150.00	S14°52'10"E	191.78
C46	70.36	150.00	S38°18'23"W	69.72
C47	77.46	199.03	N40°53'01"E	76.97
C48	117.32	199.03	N12°50'47"E	115.63
C49	111.77	199.03	N20°07'43"W	110.30
C50	229.70	149.10	N07°56'41"E	207.64
C51	56.78	200.00	S43°36'43"W	56.59
C52	37.04	200.00	S30°10'25"W	36.99
C53	100.00	200.00	S03°54'09"W	98.96
C54	88.79	200.00	S23°08'24"E	88.07
C55	62.22	200.00	S44°46'17"E	61.97
C56	100.00	200.00	S68°00'29"E	98.96

1110 East Architecture • Engineering  
Princess Street Planning • Surveying



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